076.0	0005	0001.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	762,600 / 762,600
					USE VALUE:	762,600 / 762,600
					ASSESSED:	762,600 / 762,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDERSON ADAM R &
Owner 2:	DILTS JENNIFER E
Owner 3:	
Street 1:	60 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MORAIS ANGELA S -
Owner 2:	-
Street 1:	60 CROSBY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .197 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1953, having primarily Wood Shingle Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8599.000	288,000		474,600	762,600
Total Card	0.197	288,000		474,600	762,600
Total Parcel	0.197	288,000		474,600	762,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.58 /Parcel: 529.58

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 48326
GIS Ref:
GIS Ref:
Insp Date: 09/16/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 076.0-0005-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	288,000	0	8,599.	474,600	762,600		Year end	12/23/2021
2021	101	FV	280,400	0	8,599.	474,600	755,000		Year End Roll	12/10/2020
2020	101	FV	280,500	0	8,599.	474,600	755,100	755,100	Year End Roll	12/18/2019
2019	101	FV	218,200	0	8,599.	440,700	658,900	658,900	Year End Roll	1/3/2019
2018	101	FV	218,200	0	8,599.	440,700	658,900	658,900	Year End Roll	12/20/2017
2017	101	FV	218,200	0	8,599.	386,400	604,600	604,600	Year End Roll	1/3/2017
2016	101	FV	214,700	0	8,599.	352,500	567,200	567,200	Year End	1/4/2016
2015	101	FV	206,700	0	8,599.	311,900	518,600	518,600	Year End Roll	12/11/2014

!6356!

PRINT

Date	Time
12/30/21	03:46:21

LAST REV

Date	Time
05/25/17	08:51:11
ekelly	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 6356

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORAIS ANGELA S	59398-558		6/28/2012		479,000	No	No		
MORAID MANUEL V	23009-149		3/24/1993		1	No	No		Manuel Morais dod 05/10/10

USER DEFINED

Prior Id # 1:	48326
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2016	1347	New Wind	1,952	C				
1/13/2016	39	Redo Kit	50,325		1/13/2016			demo kitchen renov

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2016	Meas/Inspect	DGM	D Mann
7/6/2016	Permit Visit	DGM	D Mann
5/25/2012	MLS	EMK	Ellen K
6/2/2009	Measured	189	PATRIOT
11/22/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8599		Sq. Ft.	Site		0	70.	0.79	12									474,580						474,600	

Total AC/HA:	0.19741	Total SF/SM:	8599	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	474,580	Spl Credit		Total:	474,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.98795551
Adj $ / SQ:	186.724
Other Features:	97000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415277
Depreciation:	128736
Depreciated Total:	286541

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

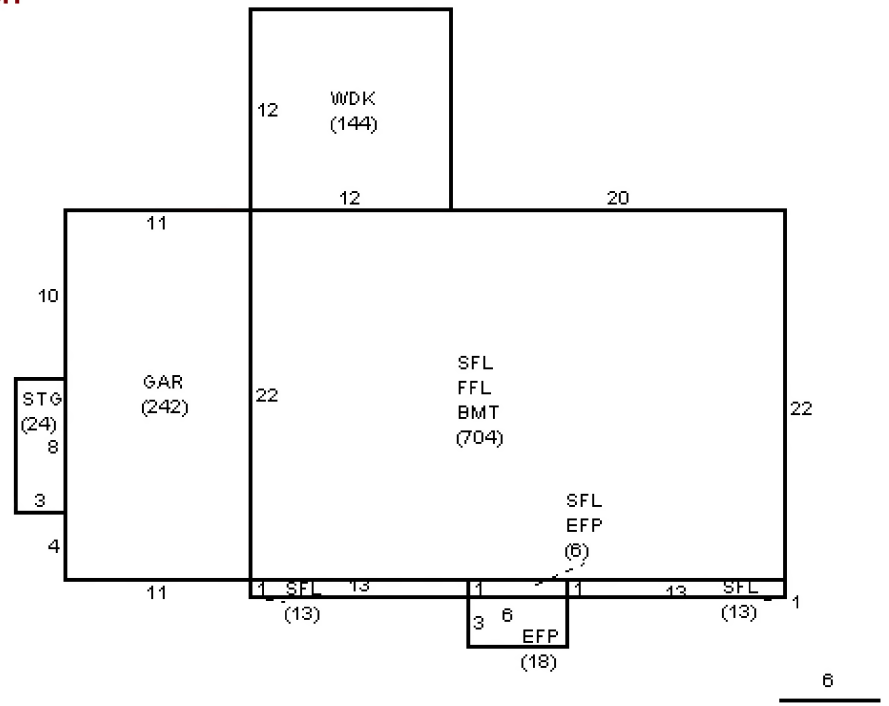
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	186.72
Special Features:	1500	Val/Su Net:	111.71
Final Total:	288000	Val/Su SzAd	200.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	736	186.720	137,429
BMT	Basement	704	56.020	39,436
FFL	First Floor	704	186.720	131,453
GAR	Garage	242	25.030	6,056
WDK	Deck	144	12.790	1,842
EFP	Enclos Porch	24	71.730	1,721
STG	Storage	24	14.160	340
	Net Sketched Area:	2,578	Total:	318,277
Size Ad	1440	Gross Area	2578	FinArea 1440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

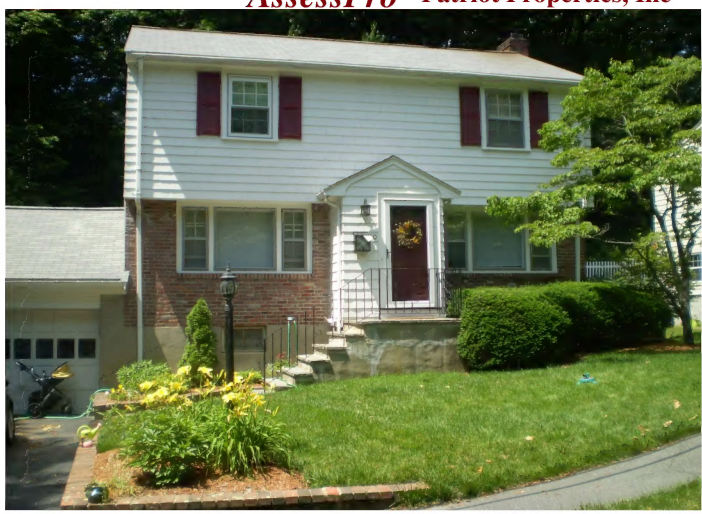
SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0005-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	4	A	FR	1994	500.00	T	25	101			1,500			1,500

More:	N	Total Yard Items:		Total Special Featues:	1,500	Total:	1,500

IMAGE

AssessPro Patriot Properties, Inc